



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-009618-26

In the matter of: 1807, 95 ONEIDA CRES
RICHMOND HILL ON L4B0H5

Between: Ivan Escobar Landlord

And

Barbod Kalantarian Tenant

Ivan Escobar (the 'Landlord') applied for an order to terminate the tenancy and evict Barbod Kalantarian (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises;
- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The Landlord applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property.

The Landlord applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was scheduled to be heard by videoconference on April 22, 2026.

The Landlord and the Tenant attended the hearing. The Tenant consulted duty counsel.

In mediation, the parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application instead of a merit hearing.

On consent of the parties, it is ordered that:

1. The Landlord withdraws the N8 notice regarding persistent late payment of rent.

2. The Tenant shall pay to the Landlord \$1,305.50 which represents the \$1,119.50 claimed on the application and the \$186.00 for the cost of filing the application.
3. The Tenant shall pay the \$1,305.50 in paragraph 2 to the Landlord as follows:
 - \$652.75 on or before June 30, 2026; and
 - \$652.75 on or before August 15, 2026.
4. If there is a breach in payment, the entire amount in paragraph 2 becomes due and payable immediately and simple interest will be calculated as per the *Courts of Justice Act* on any balance outstanding.

April 30, 2026

Date Issued

Melinda Jamieson

Hearing Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.